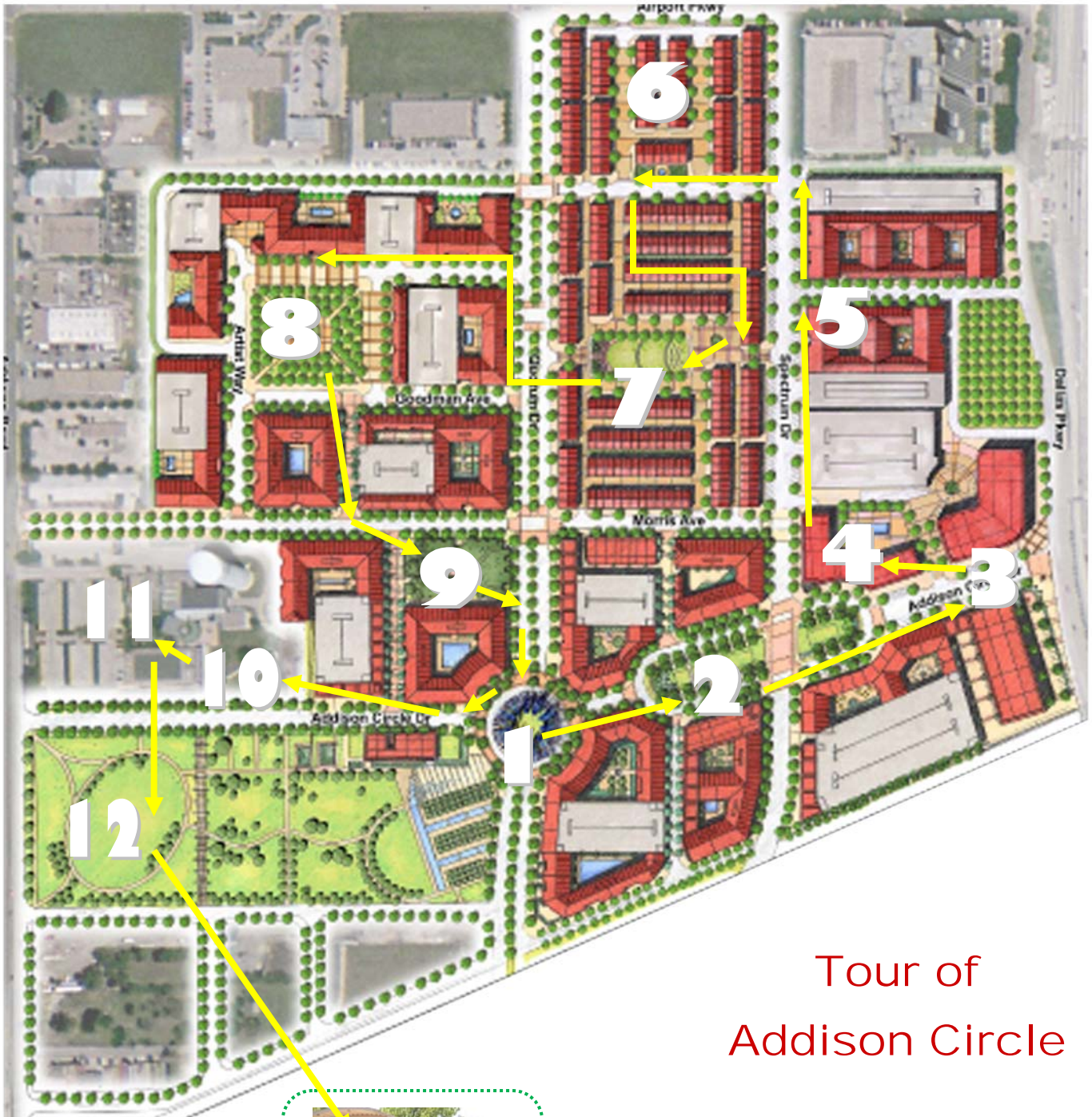


**Addison Circle** is an urban plaza that combines residential, office and retail space, provides many forms of entertainment, and conveniently connects to Dallas Area Rapid Transit lines. Use this guide to tour one of the most unique Town Centers in the country. Click on any of the following for more information:

- |   |   |   |
|---|---|---|
| 1. <a href="#">Blueprints</a>                       | 5. <a href="#">Allegro Residential Buildings</a>          | 10. <a href="#">Stone Cottage</a>                 |
| 2. <a href="#">Beckert Park and Post Properties</a> | 6. <a href="#">Savannah Homes</a><br>(under construction) | 11. <a href="#">Conference Centre and Theatre</a> |
| 3. <a href="#">Addison Circle Office Buildings</a>  | 7. <a href="#">CityHomes Condominiums</a>                 | 12. <a href="#">Addison Circle Park</a>           |
| 4. <a href="#">Aventura Condominiums</a>            | 8. <a href="#">Fairfield Residential</a>                  | 13. <a href="#">DART Station</a>                  |
|   | 9. <a href="#">Bosque Park</a>                            |   |



Tour of  
Addison Circle



DART Station

## Tour of Addison Circle

1. **Blueprints.** Start at the huge Blueprints sculpture in the traffic circle on Quorum Dr. The sculpture contains multiple symbols of historical interest: gin saws from the original Noell Cotton Gin, a plat for the first subdivision, designs for a bench in Quorum Park and the bridge behind Town Hall. Read about the sculpture and its symbols on panels on the southwest corner of Addison Circle and Quorum Drives.
2. **Beckert Park.** Walk east on Addison Circle Dr. In the midst of multi-use highrise buildings is Beckert Park, named for former Mayor Rich Beckert. The park is a favorite place for office workers to relax during lunch, and for residents to meet in the evenings. During the summer, the park is a weekend hot-spot for Salsa lessons, Jazz, Symphony, and picnics.
3. **Addison Circle Office Buildings.** Continue walking east to the two multi-story office buildings. 585,000 square feet of office space are contained in these beautiful buildings.
4. **Aventura Condominiums.** Turn around and continue your walk on the north side of the street. On your right-hand side you will pass Aventura Condominiums, consisting of 86 condo units.
5. **Allegro Project.** Turn right on Spectrum Dr. and walk about a block north. On your right, the two-building project, constructed by SNK, consists of 262 units oriented around interior courtyards. The building on the south side of Spruill has a swimming pool, sand volleyball court, and pool-side cabanas on the roof. A unique design allows direct access from the garage to many of the units.
6. **Savannah Homes.** Continue north on Spectrum Dr. and turn west on Calloway. To your right, you will see where Savannah Homes are under construction. Once developed, the project will include 48 townhomes and 90 condo units.
7. **CityHomes Condominiums and Parkview Park.** On the southside of Calloway, bordered by Quorum Dr., Morris Ave., and Spectrum Dr., are 183 owner-occupied condominiums developed by CityHomes. Walk down the *mews* (streets) in these quiet, peaceful neighborhoods. The London *mews* were alleyways between the large old manor houses and their detached stables and carriage houses. As housing became scarce, the outbuildings were converted to independent living quarters and the space in between became alleys for parking cars. Contrary to our perception of "alley," they maintained their beautiful landscaping. And contrary to our perception of "street," the *mews* in this neighborhood feel more like beautiful landscaped alleyways. In the center of the development of townhomes is Parkview Park.
8. **Fairfield Residential and Spruill Park.** On the west side of Quorum Dr. is the Fairfield Residential Development, the last big multi-family development in the district. Look for more diversity in the building materials, green spaces and interior courtyards in the 414 multi-family units completed in 2009. Walk west on Goodman Ave to find Spruill Park, centrally located in the development. Turn left at the walkway between the first two buildings of the development to get back to Morris Ave.
9. **Bosque Park.** At Morris turn left and walk a half-block. Breathe deeply as you step through the entrance to Bosque Park at the corner of Morris and Quorum. This dense stand of native Red Cedars has been here since Addison was a rural community. It was part of the homestead of African-American farmer "Doc" Bryant. His hand dug well is preserved on the west end of the park. Wander through the trees, sit by the fountain, and enjoy the 10 degree cooler temperature in the Town's central forest.
10. **Stone Cottage.** Walk south on Quorum Dr. and turn west on Addison Circle Dr. On your right, you will pass a storefront police station and a parking garage, and will then come to a small stone cottage. The cottage, on the grounds of the Conference Centre, is an original house built in 1939 as part of the WPA program. It was recently renovated and is available for small meetings and receptions.
11. **Conference Centre and Theatre.** As you walk around the rest of the conference grounds, you will see a state-of-the-art 200 seat theatre, home to WaterTower Theatre, an award-winning live theatre group. The 6000 square foot Conference Centre provides meeting space for groups of 16-600.
12. **Addison Circle Park.** Just south of the Conference Centre is Addison Circle Park. Bounded by Addison Rd., Addison Circle Dr., Quorum Dr., and Festival Way, this 10 acre open space serves as the special event site for Taste Addison, Kaboom Town, Oktoberfest, WorldFest, and many other special events sponsored by the Town. Features of the park include interactive fountains and water pool, open green spaces, a pergola, and a walking trail. Explore the grounds and find the stops of the old Cottonbelt Railroad in plaques on the ground.
13. **Dart Station.** Transportation is extremely important to a Town that brings over 50,000 employees in and out every day. To the south of Addison Circle Park, south of Arapaho Drive, is the Dallas Area Rapid Transit (DART) Station. Note that even the DART Station was beautifully designed and landscaped to fit with the architectural theme of Addison Circle. Some day a train will run along this DART route, connecting Addison with Carrollton to the west and Richardson to the northeast. Lines will also connect to DFW Airport.

## A Very Brief History of Addison Circle

Addison Circle began as a vision of the Addison 2020 committee established in 1992 to envision Addison's future. The committee determined that Addison's most logical future was to become the urban housing provider for those who wanted to live in an urban environment and also enjoy the great location, safe environment, shopping, events, and restaurants the Town had to offer.

Once the vision was adopted by the City Council, the staff hired RTKL to create image boards showing how the development could look. The staff then began pitching the idea to developers.

Robert Shaw of Columbus Realty Trust pursued the project and hired RTKL as the planners and architects. Columbus, RTKL, and the staff began crafting new zoning district standards and designing the Phase I product and infrastructure. (1993-1995).

The Addison City Council adopted the Urban Center zoning classification and rezoned the property to the UC district (1995). Once the zoning was approved, the Town entered into a development agreement for \$9,000,000 in infrastructure improvements with Columbus Realty Trust (1995). Tracts were later sold off to other developers. Development has occurred in nine phases.

### Stats:

Columbus Realty Phase I:	460 multi-family units, 10,000 square feet retail (1996)
Post Properties, Phase II:	610 multi-family units, 340,000 square feet office, 65,000 square feet retail, 6 townhomes (1997)
Post Properties, Phase III:	264 multi-family units (1999)
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Aventura Condominiums:	86 condo units (1999)
CityHomes Condominiums:	183 condo units (2005)
Fairfield Residential:	414 multi-family units (2006)
SNK Realty (Allegro Project):	272 multi-family units (2006)
Savannah Homes	48 townhome units/90 condo units (2008)
OPUS West Group:	210,000 square feet office (2007)
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<b>TOTALS:</b>	
Multi-family units:	2,020 units
Townhome/Condominium units	407 units
Office:	550,000 square feet
Retail:	75,000 square feet

### Funding:

The Town provided over \$9,000,000 in infrastructure improvements, which include: Blueprints at Addison Circle, and all existing parks, streets, and streetscape features. The Town also purchased 9 acres of land and built Addison Circle Park at a cost of 7 million dollars and funded out of the hotel/motel fund. The original developer, Columbus Realty Trust, dedicated 6 acres of land to the Town for Addison Circle Park. To date, private investment in Addison Circle totals 320 million dollars, with two tracts left to develop.